

PB# 93-11

**Blossom Heights
(Section II)**

32-2-103

93-11 Blossom Hts. - Sec. II
Subdivision - 2 Lots (Shaw) Riley Rd.

Approved 8-30-93

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13239

March 31 19 93

Received of Town Clerk \$ 300.00

Three Hundred 00 DOLLARS

For Escrow - Windsor Woods - P.B. 93-11

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK 1118</u>		<u>300.00</u>

By

1 Pair

Capitol

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13238

March 31 19 93

Received of Windsor Woods \$ 50.00

Fifty and 00 DOLLARS

For Planning Board Appl. Fee # 93-11

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK 1117</u>		<u>50.00</u>

By

Pauline M. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13504

August 9 19 93

Received of James Engineering \$ 255.00

Two hundred fifty-five and 00/100 DOLLARS

For P/B - Blossom II Approval Fee (#93-11)

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 1075</u>		<u>\$ 255.00</u>

By

Pauline D. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

For Williamson Law Book Co.

DISTRIBUTION:

FUND	CODE	AMOUNT
CK 1118		300.00

By 1/16/93

Capital

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR **GENERAL RECEIPT** 13238

555 Union Avenue
New Windsor, NY 12550

Received of Windsor Woods \$ 50.00

Fifty and 00/100 DOLLARS

For Planning Board Appl. Fee # 93-11

DISTRIBUTION:

FUND	CODE	AMOUNT
CK 1117		50.00

By Pauline M. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR **GENERAL RECEIPT** 13504

555 Union Avenue
New Windsor, NY 12550

Received of James Engineering \$ 255.00

Two hundred fifty-five and 00/100 DOLLARS

For P/B-Blossom II Approval Fee (#93-11)

DISTRIBUTION:

FUND	CODE	AMOUNT
CK #7015		255.00

By Pauline M. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Eng
159.50

93-11

Map Number 224-93

Section 32 Block 2 Lot 103

City
Town X Village New Windsor

Title: Blossom Heights Sub
(Sect II)

Dated: 3-15-93 Filed: 10-27-93

Approved by: Carmen R. Duvaldi Jr.

on 8/30/93

Record Owner: Albert Dorfman & Blossom
Victoria Pike

MARION S. MURPHY
Orange County Clerk

(2 Sheets)

AS OF: 09/01/93

PLANNING BOARD
TOWN OF NEW WINDSOR

LISTING OF PLANNING BOARD FEES
ESCROW

PAGE: 1

FOR PROJECT NUMBER: 93-11
NAME: BLOSSOM HEIGHTS SUBDIVISION - SECTION II
APPLICANT: WINDSOR WOODS INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/31/93	2 LOT SUBDIVISION	PAID		300.00	
05/12/93	P.B. ATTY FEE	CHG	35.00		
05/12/93	P.B. MINUTES	CHG	31.50		
05/28/93	P.B. ENG. FEE	CHG	159.50		
09/01/93	RETURN TO APPLICANT	CHG	74.00		
TOTAL:			300.00	300.00	0.00

Please issue a check in
the amount of \$74.00 to:

Windsor Woods, Inc.
1 Depew Ave.
Nyack, N.Y. 10960

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/03/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 93-11

NAME: BLOSSOM HEIGHTS SUBDIVISION - SECTION II
APPLICANT: WINDSOR WOODS INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/30/93	PLANS STAMPED	APPROVED
05/12/93	P.B. APPEARANCE	LA:ND-WAIVE PH:APPRD
03/17/93	WORK SESSION APPEARANCE	READY FOR SUBMITTAL
01/27/93	P.B. APPEARANCE(PRESUBMISSION)	TO BE MINOR SUB.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/27/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-11

NAME: BLOSSOM HEIGHTS SUBDIVISION - SECTION II
APPLICANT: WINDSOR WOODS INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/31/93	MUNICIPAL HIGHWAY	/ /	
ORIG	03/31/93	MUNICIPAL WATER	/ /	
ORIG	03/31/93	MUNICIPAL SEWER	/ /	
ORIG	03/31/93	MUNICIPAL SANITARY	/ /	
ORIG	03/31/93	MUNICIPAL FIRE	04/05/93	APPROVED
ORIG	03/31/93	PLANNING BOARD ENGINEER	/ /	

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 105.00
FINAL PLAT SECTION FEE.....\$ 150.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 255.00

RECREATION FEES:

___ LOTS @ \$1000.00 PER LOT.....\$

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$
PLANNING BOARD ATTORNEY FEES.....\$
MINUTES OF MEETINGS.....\$
OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$

5% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

4% OF FIRST \$50,000.00 OF ABOVE:.....\$

2% OF REMAINDER OF ABOVE:.....\$

TOTAL INSPECTION FEE DUE:.....\$

5/17/96 asked Ruth for fee

DATE: May 12, 1993

PROJECT NAME: Blossom Hts. II Sub. PROJECT NUMBER 93-11

* * * * *

* NEGATIVE DEC:

* M) Y S) D VOTE: A 4 N 0

* CARRIED: YES: ☒ NO

* * * * *

WAIVED: YES ☒ NO

RETURN TO WORK SHOP: YES NO

M) SS) D VOTE: A 4 N 0 APPROVED: 5/12/93

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

August 11, 1993
Planning Board Meeting
45

CORRESPONDENCE:

WINDSOR WOODS (Blossom Heights)
Letter Requesting Extension of Approval:

BY MR. PETRO: We have Windsor Woods, formerly Blossom Heights, letter requesting extension of approval. This letter is to formally request for the further extension of preliminary approval for sections two and three. The current approval extension expires August 23, 1993. As you're well aware, we are still working with the township of New Windsor to finalize municipal sewer available, which we hope will be shortly coming. Request six month extension on the current preliminary approval. Thank you in advance, Saul Silverman, vice president, Windsor Woods, Blossom Heights. There is no limitation on preliminaries anyway, so we can go for as many six months as we want.

BY MR. SCHIEFER: I have no problem with that.

BY MR. PETRO: Six month extension preliminary.

BY MR. LANDER: So move.

BY MR. VAN LEEUWEN: I'll second it.

BY MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant six month extension for preliminary approval on Windsor Woods subdivision, formerly Blossom Heights.

ROLL CALL:

MR. VAN LEEUWEN: Aye.

MR. SCHIEFER: Aye.

MR. LANDER: Aye.

BY MR. DUBALDI: Aye.

MR. PETRO: Aye.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: BLOSSOM HEIGHTS MINOR SUBDIVISION
PROJECT LOCATION: OFF RILEY ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 93-11
DATE: 12 MAY 1993
DESCRIPTION: THIS APPLICATION INVOLVES THE MINOR SUBDIVISION OF
THE "BALANCE PARCEL" OF THE PREVIOUSLY APPROVED
SUBDIVISION INTO TWO (2) SINGLE-FAMILY RESIDENTIAL
LOTS.

1. The proposed lots appear to comply with the minimum zoning bulk requirements for the R-3 Zone.
2. The development of the proposed lots include the installation of the private sewer lateral within the temporary cul-de-sac and permanent road dedication, with Lot 2 having an extended lateral due to the connection to the Section 1 improvements. It should be understood that the lateral as depicted for Lot 2 would be, at best, a temporary configuration, since connection to the Section 2 system should be required for Lot 2, if Section 2 is further subdivided.

As well, the temporary utility easement indicated should clearly be understood to be similar to the temporary cul-de-sac easement, since both will be abandoned and replaced with the permanent road dedication, once Section 2 is further subdivided and developed.

Appropriate language should be included in the individual deeds of record reflecting this understanding.

3. The need for formal approval from the Orange County Department of Health for this application should be discussed.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

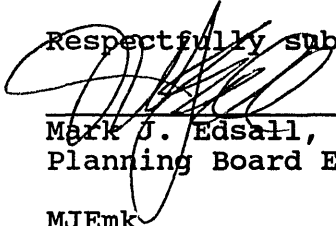
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: BLOSSOM HEIGHTS MINOR SUBDIVISION
PROJECT LOCATION: OFF RILEY ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 93-11
DATE: 12 MAY 1993

5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
7. If any extensions to the public improvements are a part of this application, the need for an amendment or addition to the Public Improvement Bond should be discussed.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:BLOSSOM.mk

May 12, 1993

*Planning Board
meeting*

31

BLOSSOM HEIGHTS II SUBDIVISION (93-11) RILEY ROAD

Greg Shaw of Shaw Engineering appeared before the board on this proposal.

MR. SHAW: We have to back up a little bit on this project. To give you a little background in 1989, 1990, the Planning Board approved an 11 lot subdivision known as Blossom Heights and that subdivision pretty much consisted of everything in this area which is situated now on Maple Way and Hemlock Drive. It was an 11 lot subdivision, it was approved by the Health Department as an 11 lot subdivision, the balance of the acreage which was approximately 32 acres, which is now designated as lot 2, was designated as not for residential purposes at this time. Maybe this board remembers this key phrase. We came back to this board for final approval after Health Department approval and the issue came up as to well if it is for residential purposes at this time what is it for and it's not consistent with our zoning. So, the way out of that quagmire is that lot number 2 as indicated on this plan was married with an approved, one being married with an approved pme acre lot so what we had was a ten lot subdivision that would be lots 2 through 11 plus a combined lot of lot number one with the balance of the parcel. By marrying the 2 together it legitimized what's now known as lot number 2. Unfortunately what happens they want to sell lot number one now and if they sell lot number one which is approved by the Health Department they have to sell the 32 acres with it which really isn't the intent of the subdivision so what we're now doing is coming back before this board and legitimizing lot number 2. By that we are putting a house on lot number 2 with the driveway, with the water and sewer service.

MR. VAN LEEUWEN: So what you want to create now is a 2 lot subdivision.

MR. SHAW: A 2 lot subdivision with the purpose of not building on lot number 2 just to free up lot number.

MR. VAN LEEUWEN: But you show that you are going to build on lot number 2.

MR. SHAW: I have to show you it because I need to show it to get approval but in reality what's going to happen is that this subdivision lot number 2 is going to move forward, the next phase of Blossom Heights now known as and this house is not going to be sitting this far off the temporary cul-de-sac, hopefully, there will be no temporary cul-de-sac because there's going to be a through road so this house and driveway and this water and sewer service while it's indicated on this plan as such will not be built this way because of it being incorporated in the next section of Blossom Heights.

MR. VAN LEEUWEN: So what you're asking us for is a 2 lot subdivision.

MR. SHAW: That is it, period, cut and dry.

MR. VAN LEEUWEN: You can build a house there, you're going to have the same problem.

MR. SHAW: I cannot build a house on lot number 2 because right now there's only one lot. There's the combined lot of one and two.

MR. BABCOCK: After the subdivision.

MR. SHAW: After the subdivision I can if I want correct.

MR. VAN LEEUWEN: Can I ask you a question? Is the sewer line and water line has it been accepted by the Town?

MR. SHAW: No. Sewer line is under construction and sewer line, I believe I think up until about this area, the water line is also up into about this area but I don't think it effects this subdivision. It's all bonded, the bonds are in place.

MR. VAN LEEUWEN: Is the Town going to give it with the moratorium that we have? Are they going to allow you to extend the sewer line?

MR. SHAW: It does not have to be extended, the lines are approved by the Health Department and the DEC, all right, we do not have to go back to them for water or sewer approval so they are not effected by the moratorium.

MR. BABCOCK: Lot one existed on the previous subdivision with water and sewer to that house location.

MR. PETRO: You're just connecting with a lateral that is it.

MR. VAN LEEUWEN: I'm just asking a question to clarify because we don't want problems later on. I don't see no problem, make up a map, bring it back to us and we'll review it. You're not going to stand here and ask us for a 2 lot subdivision tonight?

MR. SHAW: Absolutely.

MR. VAN LEEUWEN: We can't have this.

MR. PETRO: What different map.

MR. SCHIEFER: There it is.

MR. PETRO: Mark, I want to clarify one item here without belaboring this, lot number one, eventually will be part of lot number two subdivision, okay, is that correct, eventually?

MR. VAN LEEUWEN: No, lot number one is going to sell and lot number 2 is part of the other subdivision.

MR. EDSALL: Right now lot number one as it's shown on this plan is identical to what was depicted on the plan you've already approved. What they are trying to do is to split off lot one which was approved by the Health Department as an independent, what's called a small lot as shown here. What they are trying to do is split that off and make a smaller balance parcel. But we don't except balance parcels that cannot be developed so they are proving to us that if they never come back for a further subdivision, you can still do something

from a zoning standpoint with what's shown as lot 2. We all know that with the value of that property that they'll continue their subdivision so if they amend it later and they revise the layout, fine, but they are just proving to us that they are creating a usable lot and that is the intent of showing the house and connection. If they never build it that way we don't care the way the zoning law reads it has to be usable.

MR. SCHIEFER: I make a motion New Windsor Planning Board take lead agency.

MR. VAN LEEUWEN: I'll second that.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Blossom Heights minor subdivision.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. VAN LEEUWEN: One house on the whole parcel?

MR. SHAW: I believe so.

MR. PETRO: County Planning? Any other comments on that?

MR. EDSALL: Which comment?

MR. PETRO: Orange County Department of Health I don't see where this application should be sent back there.

MR. VAN LEEUWEN: Then you have to call it an amendment, Mr. Chairman.

MR. EDSALL: Maybe you can just, maybe Greg could just indicate for the record the position the County had on this previously approved plan.

MR. SHAW: Yes, Section One of Blossom Heights was approved by the Health Department. Any further subdivision of that land has to go back to the Health Department for approval for those additional lots when this lot gets developed by all means it's going to to the Health Department and DEC for water and sewer. What we're doing is that we're technically creating a lot we're taking this combined lot 1 and 2 now and separating them and now creating one additional lot. From a technical point of view, that lot should go back to the County Health Department. I gave them a call, I explained to them the situation. I told them the sole purpose of this was just to legitimize this lot as Mark just explained. I explained to them further that the location of this house and the water and sewer laterals would not be built in this fashion cause what happens when we go in for the development of lot number 2 I want to do this lot all over again. The sewer not going to be flowing in this direction on Red Maple Way, it's going to be flowing in this direction so whatever is indicated on this drawing I had to show to legitimize the lot so it could be subdivided. But it won't be built this way. Going back to the Health Department after I explained to them I asked them if they wanted to see a one lot subdivision and because they'll see it again later on down the road when lot number 2 gets developed, and whatever they see will supersede what's on this lot, they said they didn't. So the answer to your questions if you want to be technical about it they should go out there but at the same point in time, they don't want to see it because they know when lot number 2 gets developed it will supersede whatever is on this drawing. That is it in a nutshell.

MR. PETRO: So we have your word on it and legally?

MR. SCHIEFER: It's in the minutes, we'll sue him.

MR. DUBALDI: I make a motion we waive public hearing.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing for the

Blossom Heights II subdivision.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. VAN LEEUWEN: I make a motion we declare negative dec.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare neg dec for the Blossom Heights minor subdivision.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. SCHIEFER: Motion for final approval.

MR. VAN LEEUWEN: I still think we're rushing it too much.

MR. PETRO: Want to waive public hearing?

MR. SCHIEFER: We waived public hearing, declared negative dec, take lead agency. I make a motion we approve.

MR. EDSALL: In all honesty, the way the Health Department sent this to us last time both of these lots were being created. We just won't see it because what's now shown as lot 2 is being shown as not for building purposes, they are showing us it can be used for building purposes. If they had done this when they came in whatever number of years ago, it would have been part of that plan. It just took them this time to figure out what they wanted to do.

May 12, 1993

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MR. DUBALDI: I second the motion.

MR. PETRO: Motion has been made and seconded to approve the Blossom Heights minor subdivision by the New Windsor Planning Board.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

48 OF: 02 11/93

PAGE: 1

CHRONOLOGICAL JOB STATUS RECEIPT

JOB: 97-88 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWID - TOWN OF NEW WINDSOR

9811: 97- 11

FOR WORK DONE PRIOR TO: 08-16-97

								-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAC	EMPL	JOB DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.....											
97-11	60347	02/03/93	TIME	MJE	NO BLOSSOM HTS E	70.00	0.30	21.00			
97-11	60364	02/04/93	TIME	MJE	NO BLOSSOM HTS B	70.00	0.40	28.00			
97-11	61150	02/11/93	TIME	MJE	NO BLOSSOM	70.00	0.50	35.00			
97-11	60939	02/17/93	TIME	MJE	WS BLOSSOM	70.00	0.40	28.00			
97-11	67071	08/12/93	TIME	MJE	MM FINAL SUB APPROVAL	70.00	0.10	7.00			
97-11	68262	08-12/93	TIME	MJE	CL 3/REVIEW DOCUMENTS	25.00	0.50	12.50			
97-11	68311	09/12/93	TIME	MJE	NO BLOSSOM	70.00	0.40	28.00			
								=====	=====	=====	=====
TASK TOTAL								159.50	0.00	0.00	159.50
.....											
								=====	=====	=====	=====
GRAND TOTAL								159.50	0.00	0.00	159.50

"Discussion Item"

RESULTS OF P.B. MEETING

DATE: January 27, 1993

93 - 11

PROJECT NAME: Blossom Hts. Sub.

PROJECT NUMBER 86-74

LEAD AGENCY: _____

NEGATIVE DEC: _____

PUBLIC HEARING: _____

DISCUSSION:

Extended to Dec. 22, 1993
to be reviewed as a minor subdivision

SEND TO ORANGE CO. PLANNING: _____

DISAPPROVED AND REFERRED TO Z.B.A.: YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVED _____ APPROVED CONDITIONALLY _____

NEED NEW PLANS: YES _____ NO _____

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: _____

93- 11

DISCUSSION - BLOSSOM HEIGHTS SUBDIVISION (~~86-74~~)

William Hildreth, L.S. of Grevas & Hildreth appeared before the board representing this proposal.

MR. HILDRETH: With me is Burt Dorfman, attorney for the owners and applicants and Joe Montana from the contracting company.

MR. HILDRETH: The reason we're here is to discuss the portion of this filed map that involves attaching of the remaining lands to one of the lots. I don't know if you remember the discussion but it's centered around Orange County Health Department and the Planning Board requirement that we do something with this lot and call it something and we ended up attaching it to lot one. Well, now with sales pending, it turns out that is not such a good idea and we're here to discuss.

MR. VAN LEEUWEN: You want to subdivide it now.

MR. HILDRETH: Not yet but not in the next section we have got preliminary for resubdividing the remainder that is not what we're here for. We're here to release this, find a way to release this 30 acres from this lot one.

MR. VAN LEEUWEN: Then you're going to need a subdivision.

MR. HILDRETH: Yes. If you want to start here, go right ahead, we've done some homework.

MR. LANDER: We have maps for that, Mr. Chairman?

MR. PETRO: No, we don't, this is discussion.

MR. DORFMAN: I'm pretty familiar with this, my dad was the one who originally brought it in for the subdivision. He was the former owner of this parcel and it's under contract to sell this parcel. Mr. Montana, who I also am representing tonight has bought this section, had a contract on this and it fell through when they found out in the tax map department that this lot is connected with this lot. This lot

number one is connected with the balance of the 33 acres. And what I'd like to just to explain to the board before I came tonight, I spoke with Mr. Krieger explained the situation that the work is already being done on the road. I thought the reason why when I read the minutes that Mr. Edsall said because they fell into conflict with the zoning regulations and there's no road frontage on this lot.

MR. VAN LEEUWEN: It would have landlocked it.

MR. DORFMAN: That is what I thought the reason was just to make everybody feel happy, they filed, how far are you up on the road already?

MR. MONTANA: All the way up to the 2 temporary cul-de-sacs.

MR. DORFMAN: I called Mr. Edsall and he explained to me that was not the reason. The reason was because the Health Department has a concern that this is not a legal lot because it doesn't have Health Department for any sanitary sewer or septic system and the Health Department says this isn't a lot is that a correct interpretation?

MR. EDSALL: I believe the Health Department approval you have shows the quote balance parcel as being not a building lot at this time so they technically as the approving agency have not created that as a building lot.

MR. DORFMAN: As soon as he explained that to me, I understood what his concern was and I discussed the solution to that. He said he'd to have a waiver from the Health Department showing this could be a legal lot in this 33 acre parcel so I suggested at that point this afternoon well, what if I just put a house here and got a septic system put on just so the Health Department would waive off. He said he had no problem with that and but I went one step further, we called Greg Shaw, who is the engineer and Greg Shaw said that shows that since the sewer line is in this road, he's going to design a house on one of the lots that is already on the preliminary subdivision but it will be

one house on the whole 33 acres lot right now and put a sewer connection in and he called the Health Department today.

MR. HILDRETH: Yes, he did, I have some notes as well.

MR. DORFMAN: Which Mr. Hildreth will explain and said that that would be okay, they'd give a waiver. So and then I discussed with Mr. Edsall and I worked on subdivisions like this before that since this lot is already on the map and the only reason that it is hooked in is because of this Health Department problem that we can make not a minor subdivision but file an amendment to the subdivision map and just did delete this thing because now we'll have a legal lot here and we'll be relieved of the problem that exists. This lot was originally approved, the only reason why it is annexed is because of the problem, if you read through the minutes, sorry I didn't bring a copy but that is what it says.

MR. HILDRETH: I can embellish a little bit on what the Health Department told Greg Shaw when he presented the scenario that Mr. Dorfman has just presented to you. The Health Department will go along with it but they want the application filled out with the fee paid for one lot, to show the house with the sewer hookup and a well that makes it simple. What they are also going to require in order to review it is a letter from the Planning Board giving preliminary approval for that and Health Department suggested that you call that Section 2. What that is going to do is make the resubmission when we come up Section 3 and 4 instead of 2 and 3.

MR. VAN LEEUWEN: Why don't you put an application for a simple lot line change?

MR. HILDRETH: The Health Department still has to approve the sewer hookup.

MR. VAN LEEUWEN: Why don't you put in a simple application?

MR. EDSALL: What are they calling Section 2 the single lot.

MR. HILDRETH: Yes.

MR. DORFMAN: I have no problem with that.

MR. HILDRETH: I think because they want to see preliminary approval from the Planning Board to allow them to review it, a lot line change isn't going to work the amended plan is the way to go, just an amendment.

MR. DORFMAN: Just for etification, the developers do intend to come back in. It's just that they have purchased sewer rights already, they were the first people to purchase the sewer rights. They have gotten approval from the Town of Cornwall.

MR. PETRO: I still don't understand Mr. Dorfman where number one is now, is that a lot number one is a lot but it's connected to all the rest of the property so basically it's all one lot?

MR. DORFMAN: Right, exactly. So we have a binder right now to sell this lot as this lot but--

MR. PETRO: You need to do a subdivision.

MR. HILDRETH: I believe so, yes.

MR. PETRO: I don't see why it's so clouded.

MR. EDSALL: You're saying it's a minor subdivision.

MR. DORFMAN: I have no problem.

MR. EDSALL: Just a couple notes, obviously, I had the opportunity to talk earlier today regarding it. As long as there's sanitary facility shown, there's a well shown, it meets the zoning I have no problem with it. Again I haven't had a chance to verify zoning plans but as long as you have the frontage we now have the lot area then there shouldn't be any problem.

MR. PETRO: Why don't we give indication to the applicant that we do as New Windsor Planning Board do

not have a problem with it if it meets all the requirements to make a formal application, come in and we'll review it as a subdivision, minor subdivision and at this point, I don't think any of the members have a problem if it meets the requirements, the Planning Board, it sounds like a pretty quick episode.

MR. HILDRETH: It's a solution to a sticky problem.

MR. VAN LEEUWEN: I have no problem with it.

MR. HILDRETH: Thank you.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 5 April 1993
SUBJECT: Blossom Heights Subdivision; Section II

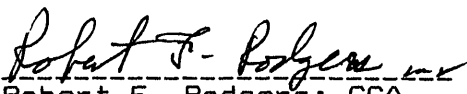
PLANNING BOARD REFERENCE NUMBER: PB-93-11
DATED: 31 March 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-015

A review of the above referenced subject subdivision plan was conducted on 2 April 1993.

This subdivision plan is acceptable.

PLANS DATED: 15 MARCH 1993


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.

CC: H.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF New Windsor P/B # **93 - 11**

WORK SESSION DATE: 17 March 1993 APPLICANT RESUB.
REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Blossom Hts Minor sub. Phase (IB)

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Greg Shaw

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- date of OC/DCH approval - 3 yrs
- up to Greg if he goes to OC/DCH if > 3 yrs

93 - 11

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Blossom Heights Subdivision - Section II
2. Name of Applicant Windsor Woods Inc. Phone 358-1778
Address 1 Depew Ave., Nyack, N.Y. 10960
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same as Applicant Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695
Address 744 Broadway Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Burton I. Dorfman Phone 353-3500
Address 51 North Broadway, Nyack, N.Y. 10960
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone 561-3695
(Name, Burton Dorfman 353-3500
7. Location: On the west side of Riley Road
_____ (Street)
1500 feet south
_____ (Direction)
of N.Y.S. Route 207
_____ (Street)
8. Acreage of Parcel 33.03 9. Zoning District R3
10. Tax Map Designation: Section 32 Block 2 Lot 103
11. This application is for Minor subdivision creating 1 new
residential lot.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership All lots of Section _____ Block _____ Lot(s) Blossom Heights-
Section I

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more that five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of _____ and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

25th day of March 1989

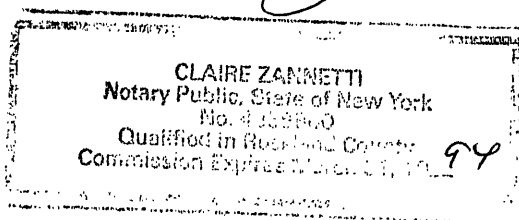
Claire Zannetti
Notary Public

(Owner's Signature)

Joseph Montana, PRESIDENT
Same

(Applicant's Signature)

President
(Title)



93 - 11
SEQR

14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Windsor Woods, Inc.	2. PROJECT NAME Blossom Heights - Section II
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) West side of Riley Road, 1500 feet south of N.Y.S. Route 207.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Minor Subdivision creating 1 new residential lot.	
7. AMOUNT OF LAND AFFECTED: Initially <u>33.03</u> acres Ultimately <u>33.03</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Town of New Windsor Planning Board Subdivision Approval Orange County Dept. of Health Subdivision Approval	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Windsor Woods, Inc. Date: Feb 22, 1993	
Signature: <u>[Signature]</u> Engineer For Applicant	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <p style="text-align: center;">No</p> C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <p style="text-align: center;">No</p> C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <p style="text-align: center;">No</p> C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <p style="text-align: center;">No</p> C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <p style="text-align: center;">No</p> C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <p style="text-align: center;">No</p> C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: <p style="text-align: center;">No</p>
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board
Name of Lead Agency

James Petro
Print or Type Name of Responsible Officer in Lead Agency

Chairman
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

WINDSOR WOODS, INC
Joseph Montana, PRES., deposes and says that he
conducts business
resides at 1 Depew Avenue, Nyack, N.Y. 10960
(Owner's Address)



in the County of Rockland

and State of New York

and that he is the owner in fee of Tax Map Designation: Section 32
Block 2, Lot 103

which is the premises described in the foregoing application and
that he has authorized Gregory J. Shaw P.E., William Hildreth L.S. and
Burton Dorfman
to make the foregoing application as described therein.

Date: 3/25/93


(Owner's Signature)
Joseph Montana, PRESIDENT

(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

MAR 31 1993

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. X Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. X Surveyor's certification.
12. X Surveyor's seal and signature.

*If applicable.

13. X Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. X Include existing or proposed easements.
20. N/A Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. X Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. X Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

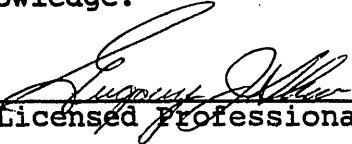
*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. X Indicate percentage and direction of grade.
33. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

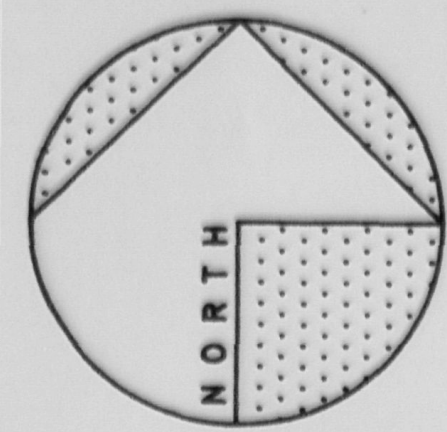
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

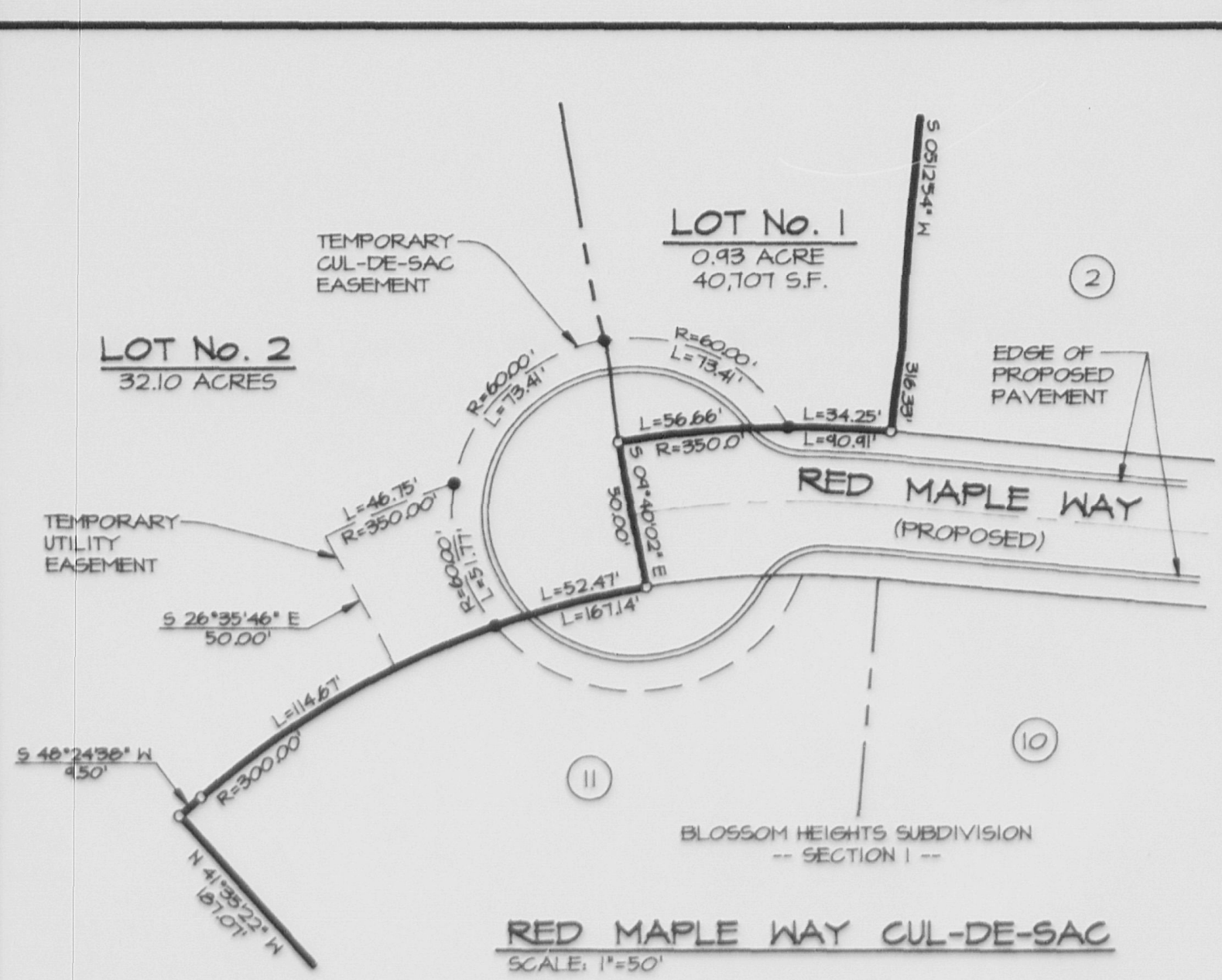
By: 
Licensed Professional

Date: Feb. 22, 1993

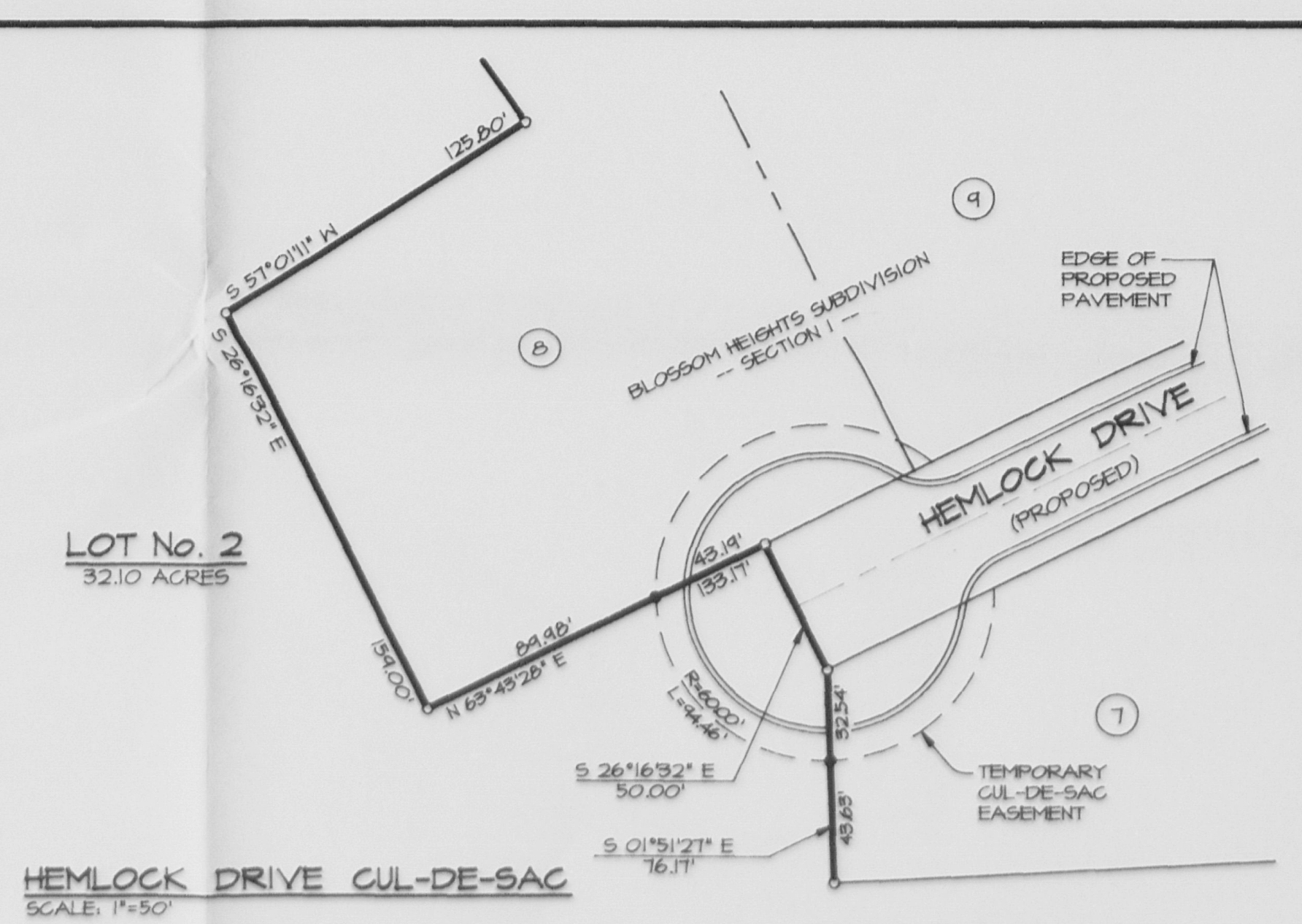


N.F. LANDS OF
THE CITY OF NEW YORK BOARD OF WATER SUPPLY
(CATSKILL AQUEDUCT)

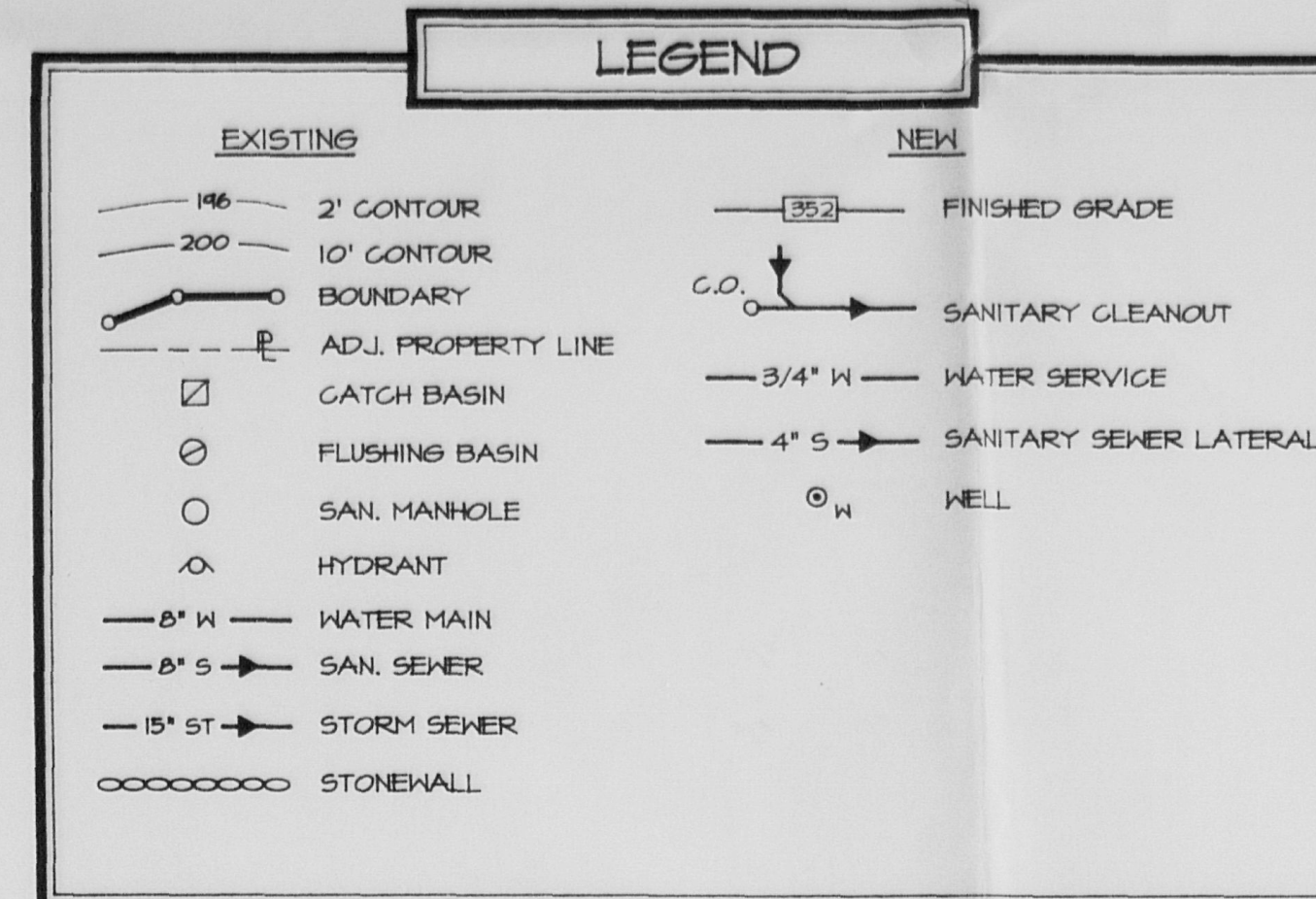
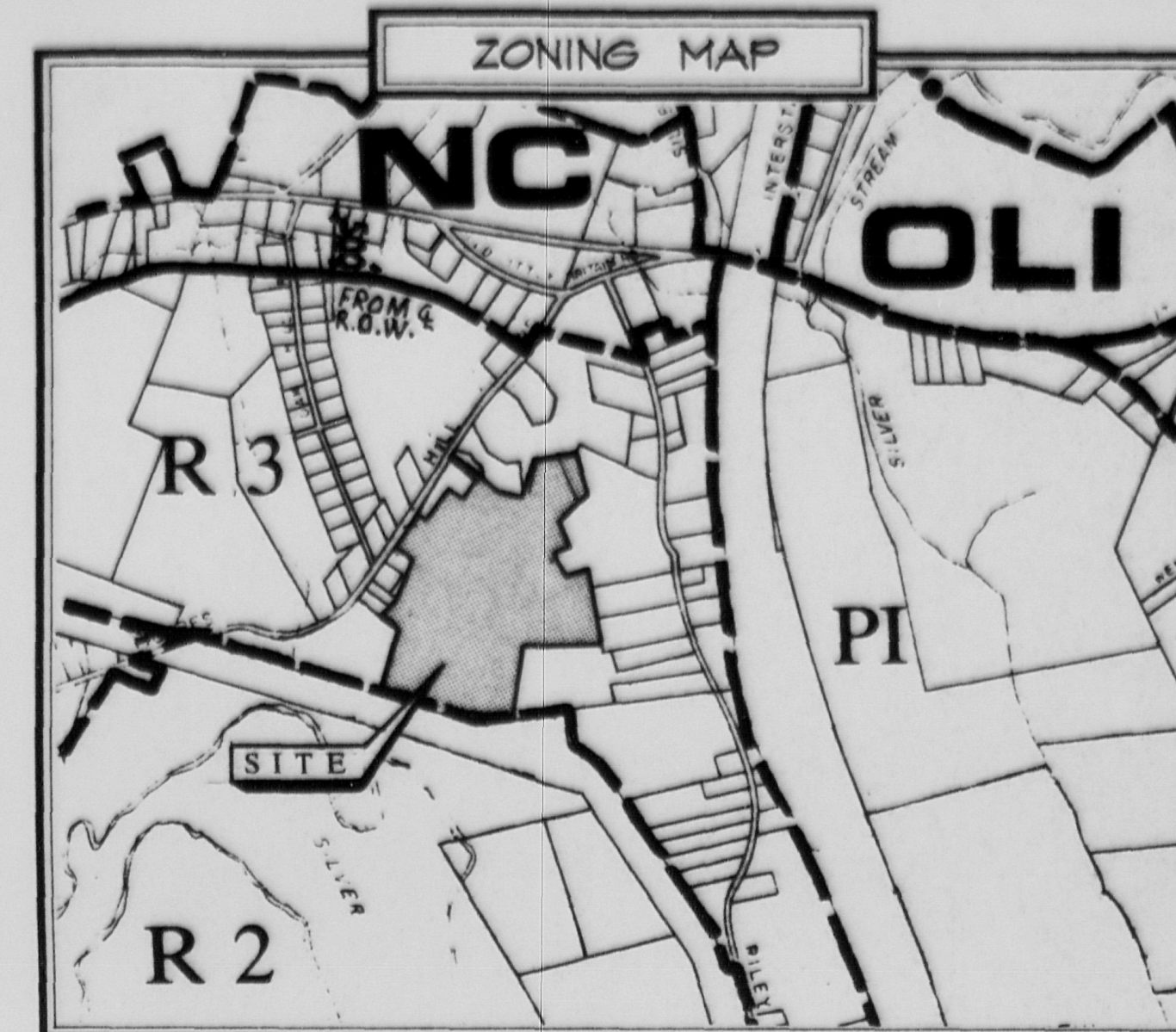
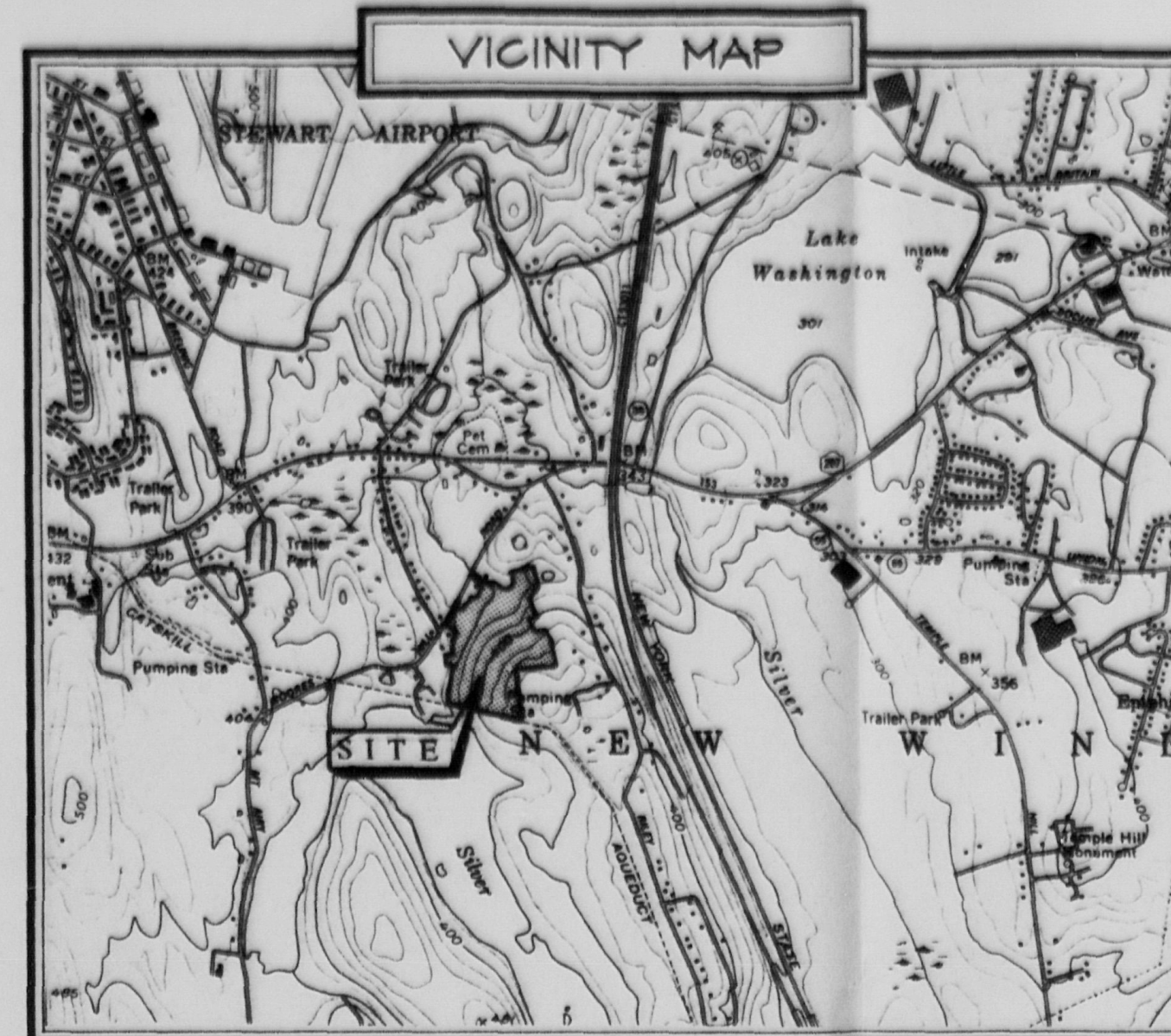
PLAN
SCALE: 1"=100'



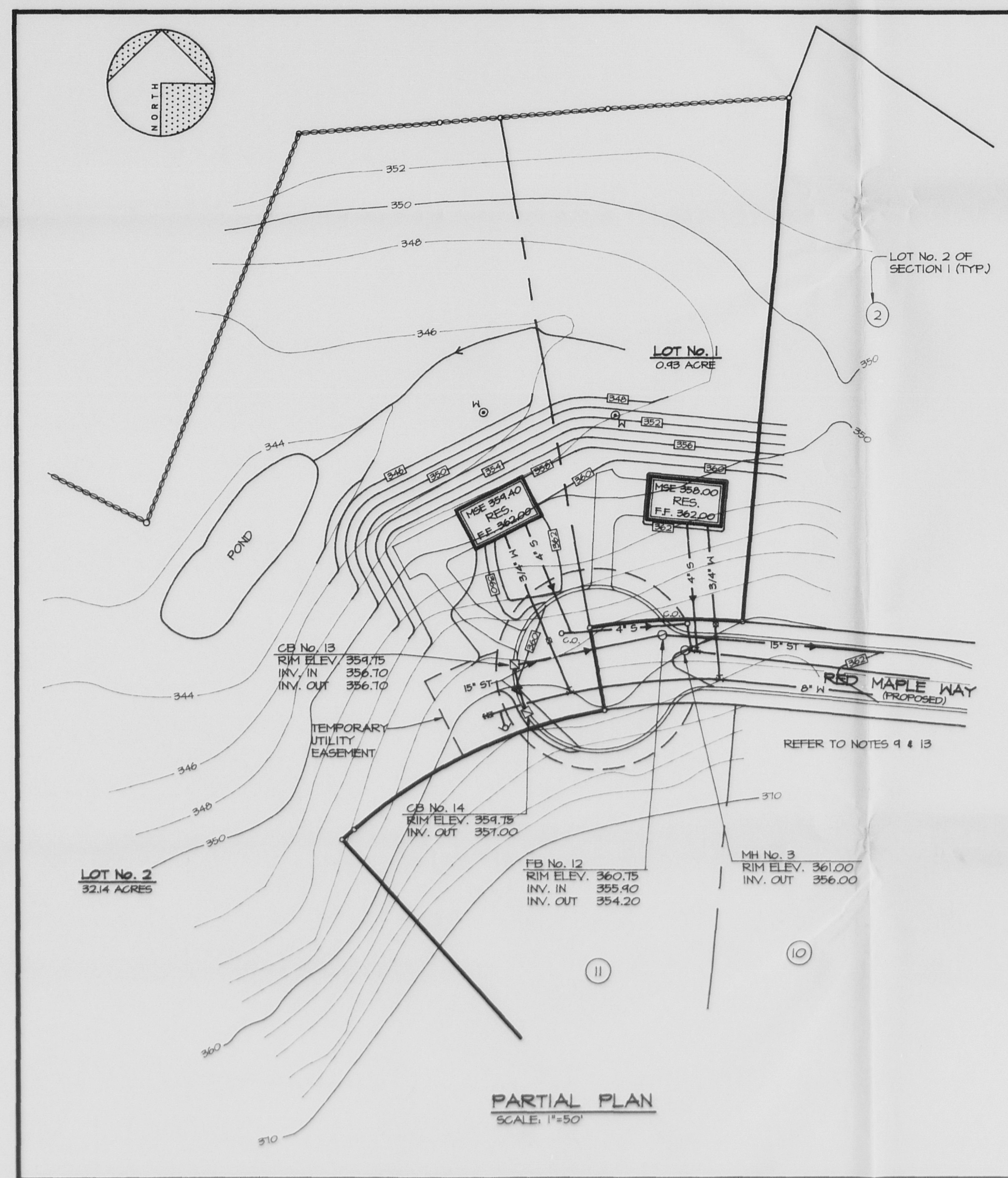
RED MAPLE WAY CUL-DE-SAC
SCALE: 1"=50'



HEMLOCK DRIVE CUL-DE-SAC
SCALE: 1"=50'

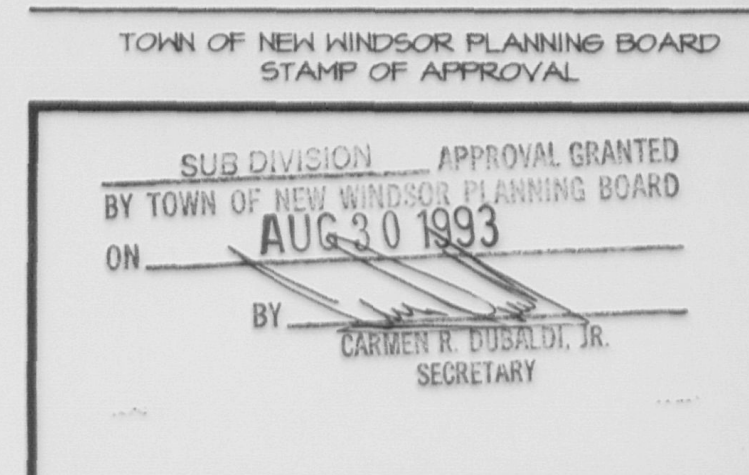


- ### NOTES
1. ZONING DISTRICT: R3 ZONE
 2. TAX MAP DESIGNATION: SECTION 32, BLOCK 2, LOT 103 DEED, LIBER 3662, PAGES 16-18
 3. RECORD OWNER & APPLICANT: HINDS WOODS INC. 1 CREECH AVENUE NYACK, NEW YORK 10960
 4. TOTAL PARCEL AREA: 33.07 ACRES TOTAL AREA OF SECTION II: 33.07 ACRES
 5. TOTAL NUMBER OF NEWLY CREATED LOTS: 1
 6. THE SUBJECT PARCEL WAS INDICATED AS LOT NO. 1 ON THE SUBDIVISION PLAN ENTITLED 'BLOSSOM HEIGHTS - SECTION I' WHICH WAS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 1, 1942 AS FILED MAP NO. 205-42.
 7. NO LOT OR REMAINING LANDS TO BE FURTHER SUBDIVIDED WITHOUT APPROVAL FROM THE ORANGE COUNTY HEALTH DEPARTMENT.
 8. RED MAPLE WAY, WHICH SERVES LOTS 1 AND 2 OF SECTION II, HAS BEEN CREATED DURING THE SUBDIVISION OF SECTION I AND WILL BE OFFERED FOR DEDICATION TO THE TOWN OF NEW WINDSOR.
 9. SECTION II WILL BE SERVICED BY THE WATER MAIN EXTENSION WHICH WAS APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH ON NOVEMBER 9, 1984 FOR SECTION I.
 10. THE WATER MAIN WITHIN RED MAPLE WAY OF SECTION I, AND THE WATER SERVICE LATERALS INDICATED FOR THE LOTS OF SECTION II WILL BE INSTALLED AS A 'TORY SYSTEM' UNTIL WATER IS AVAILABLE ON RILEY ROAD. THE INDIVIDUAL WELLS SHALL BE CONSIDERED TEMPORARY UNTIL THE NEW WINDSOR WATER SYSTEM IS EXTENDED TO SERVICE THE PROJECT.
 11. WHEN THE WATER MAIN ALONG RILEY ROAD IS INSTALLED AND WATER IS AVAILABLE WITHIN THE SUBDIVISION WATER MAINS, ALL WELLS WITHIN THIS SUBDIVISION SHALL BE ABANDONED.
 12. THE 3/4\"/>



PARTIAL PLAN
SCALE: 1"=50'

ZONING SCHEDULE		
ZONE: R-3:		
BULK REGULATIONS, R-3 ZONE		
MIN. LOT AREA	32,670 S.F.	40,101 S.F.
MIN. LOT WIDTH	100 FT.	100 FT.
FRONT YARD SETBACK	35 FT.	35 FT.
REAR YARD SETBACK	40 FT.	40 FT.
SIDE YARD SETBACK - ONE	15 FT.	15 FT.
SIDE YARD SETBACK - BOTH	30 FT.	30 FT.
ROAD FRONTAGE	60 FT.	91 FT.



DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 2 THROUGH 2 OF 2.

Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh N.Y. 12550

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON, STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP.
SIGNED THIS 13 DAY OF AUGUST, 1993
(OWNER'S SIGNATURE)

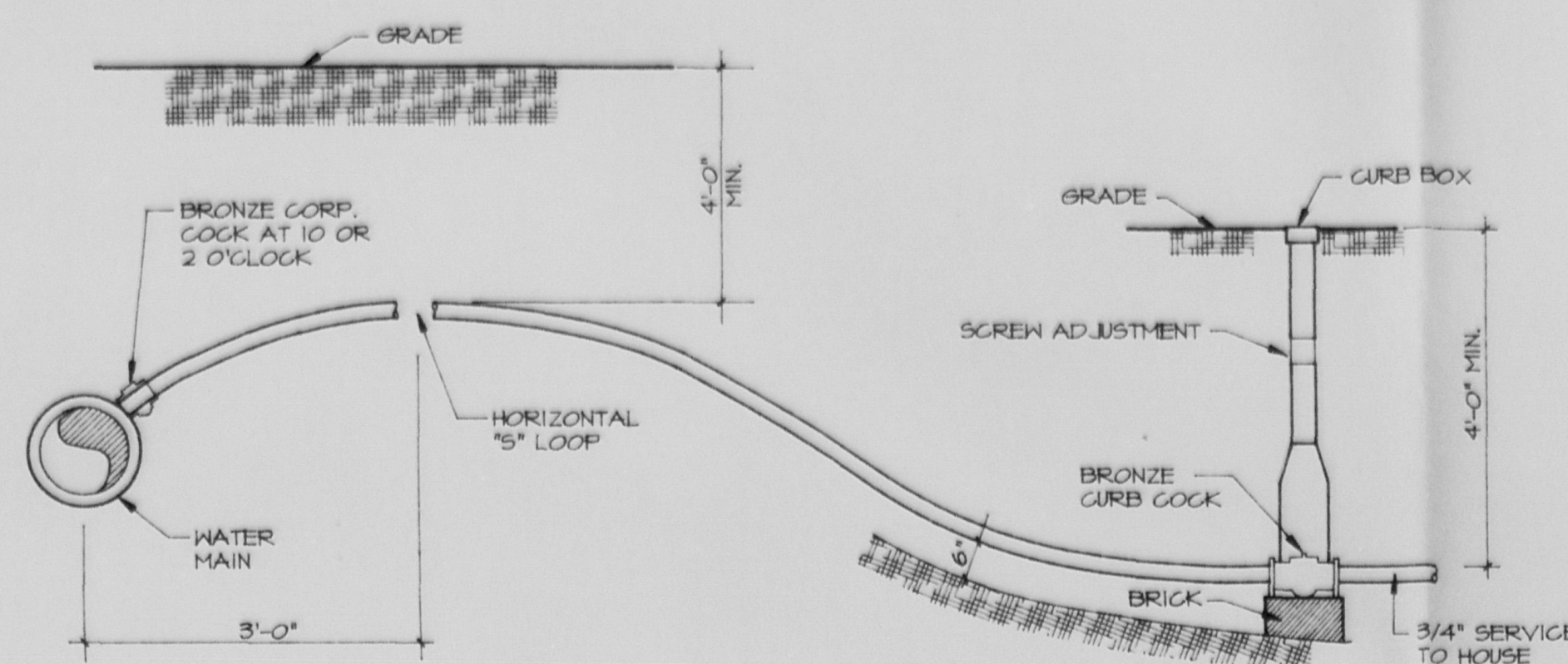
Gravas & Lindreth, P.C.
LAND SURVEYORS
33 QUANBACH AVENUE, NEW WINDSOR, NEW YORK 12553
TEL: (845) 362-5887
I HEREBY CERTIFY THAT THIS PLAN RESULTED FROM AN ACTUAL FIELD SURVEY OF THE INDICATED PREMISES COMPLETED ON 10 SEPTEMBER 1994, PERFORMED IN ACCORDANCE WITH THE CODE OF PRACTICE ADOPTED BY THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. AND IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT.



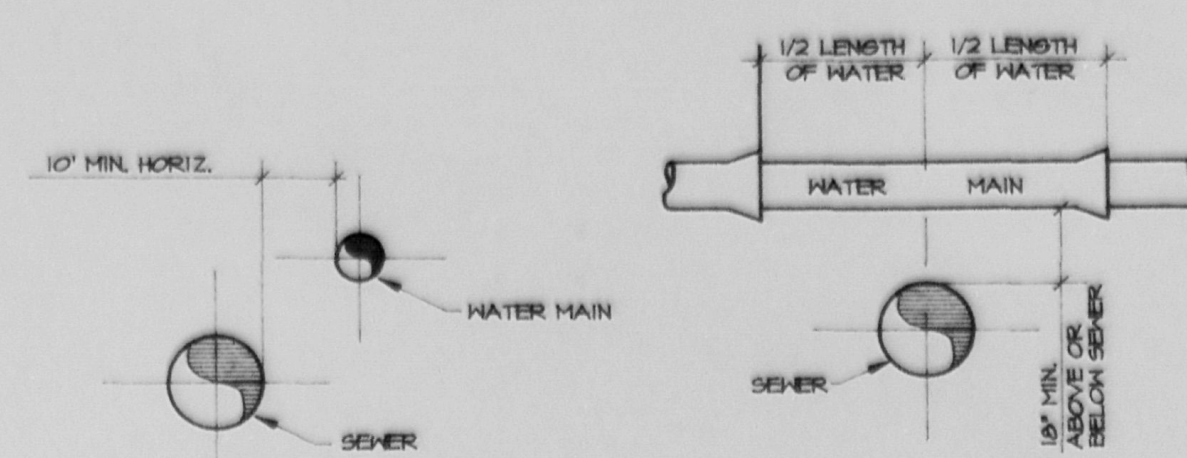
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7208-2 OF THE NEW YORK STATE EDUCATION LAW.
COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.
COPYRIGHT 1992 SHAW ENGINEERING

1	MISC.	7-1-1993
ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 3-15-1993
Drawing: SUBDIVISION PLAN
Project: BLOSSOM HEIGHTS SUBDIVISION - SECTION II -
RILEY ROAD
TOWN OF NEW WINDSOR, N.Y.
Project No. 9301
1 OF 2

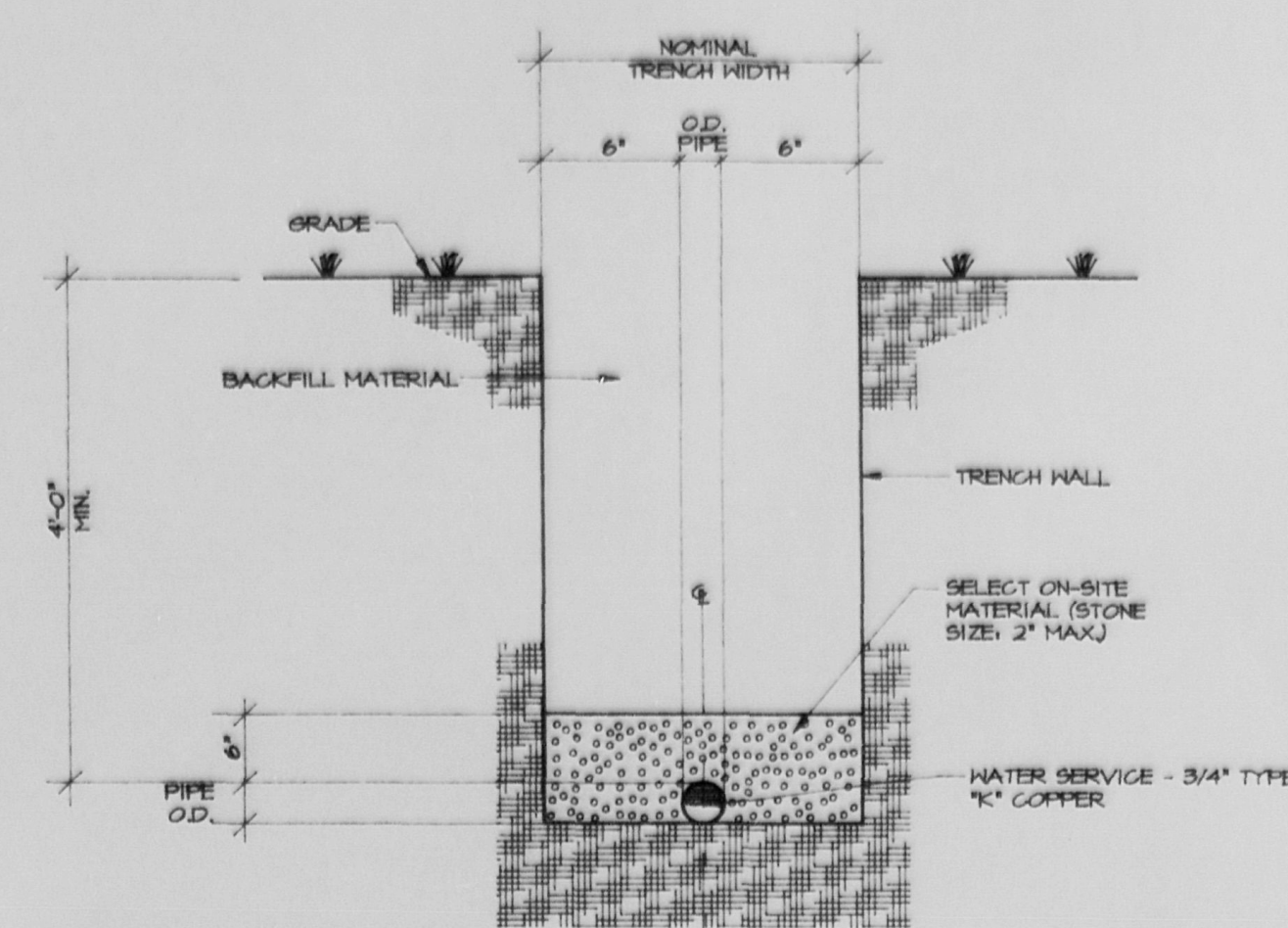


RESIDENTIAL WATER SERVICE
NOT TO SCALE

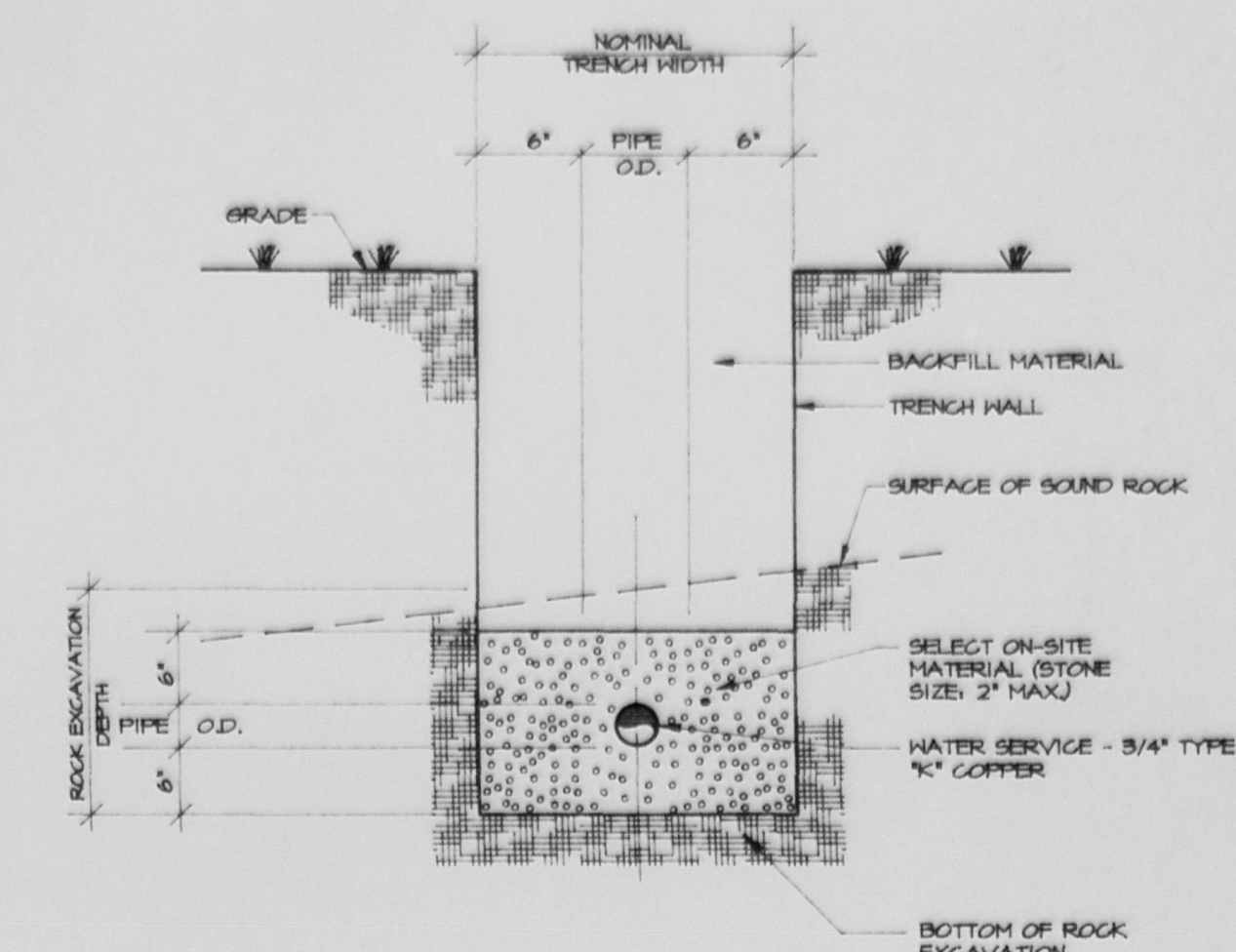


- NOTES:
1. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18\"/>

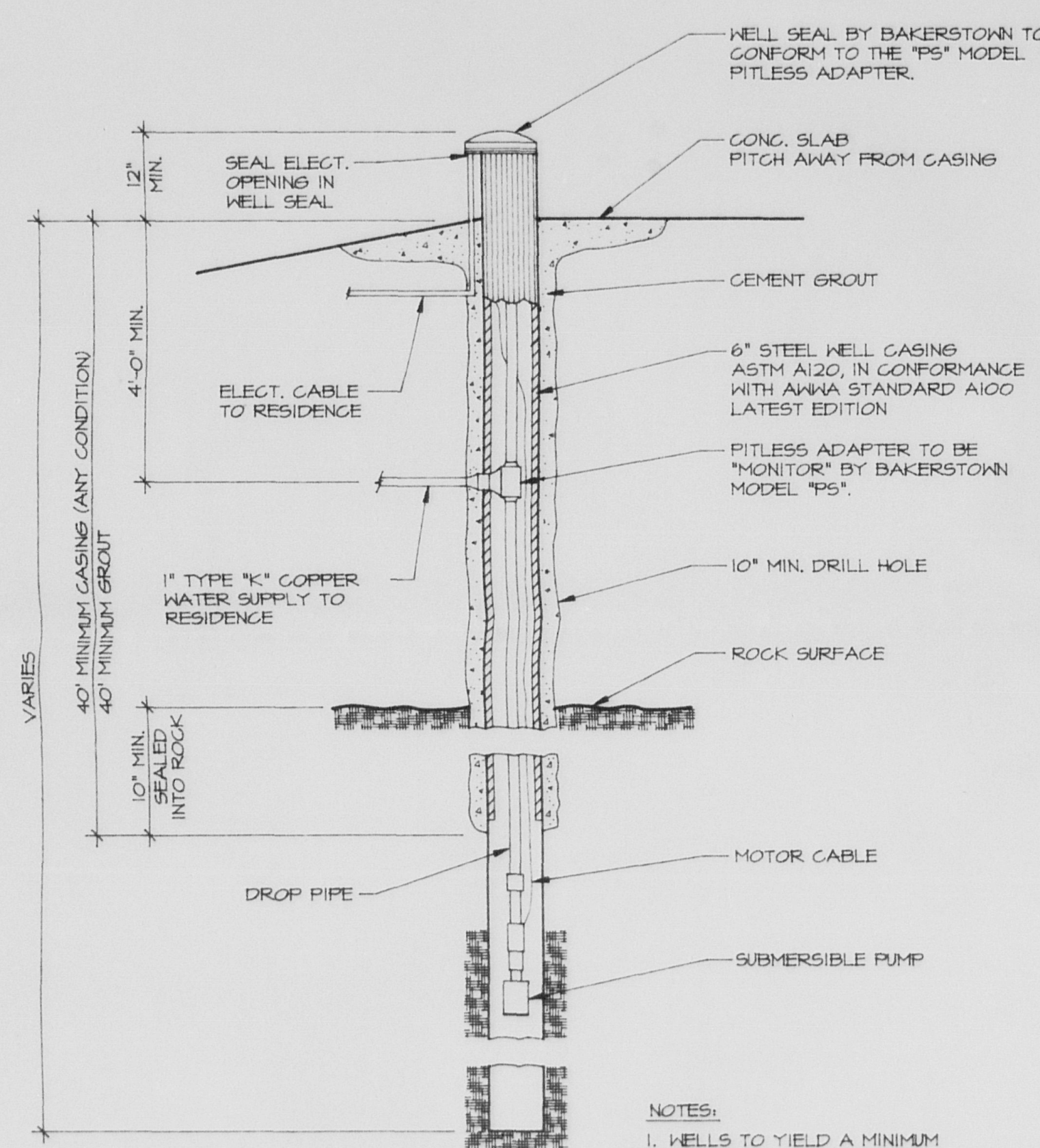
WATER / SEWER SEPARATION
NOT TO SCALE



WATER SERVICE EXCAVATION
NOT TO SCALE



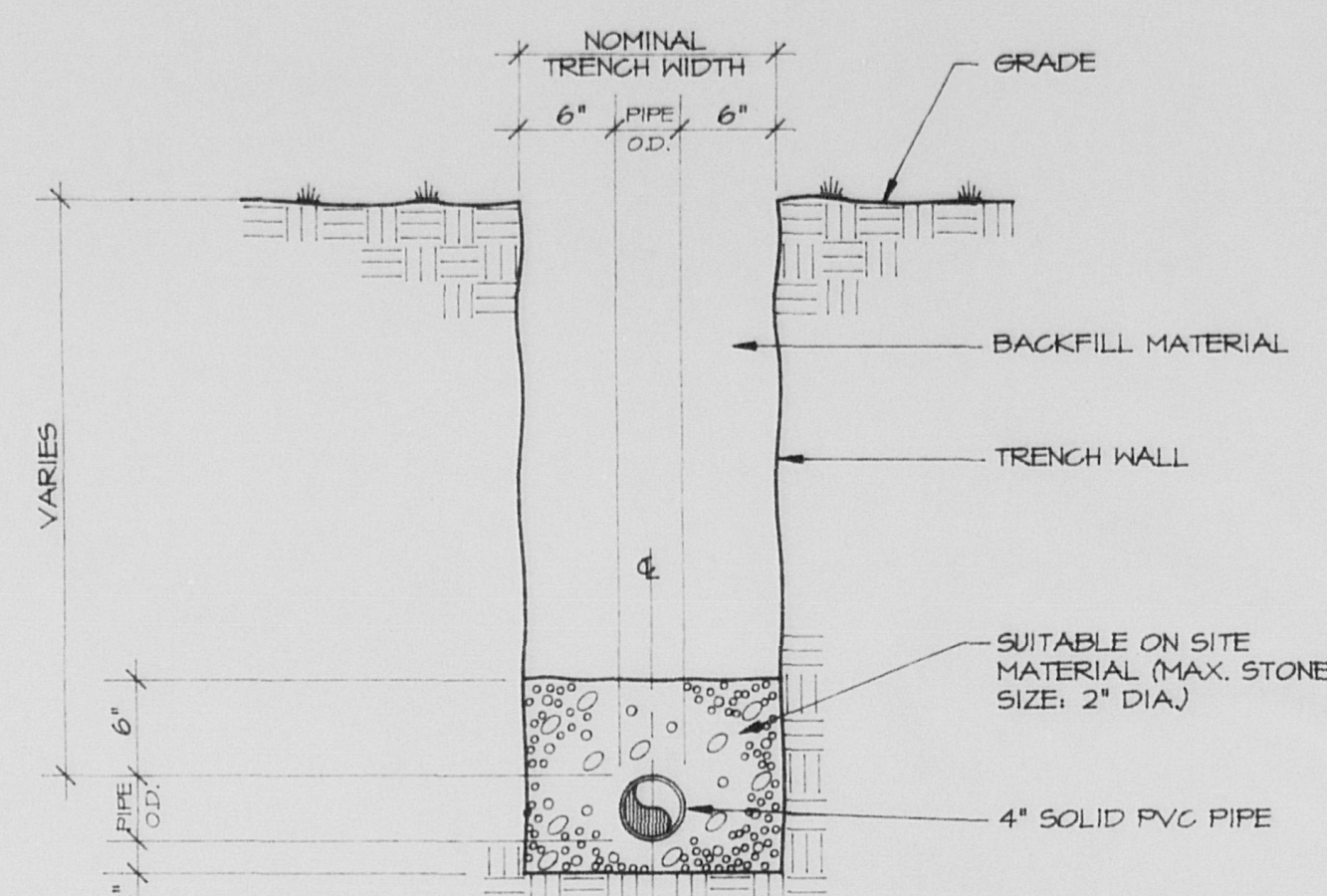
WATER SERVICE / ROCK EXCAVATION
NOT TO SCALE



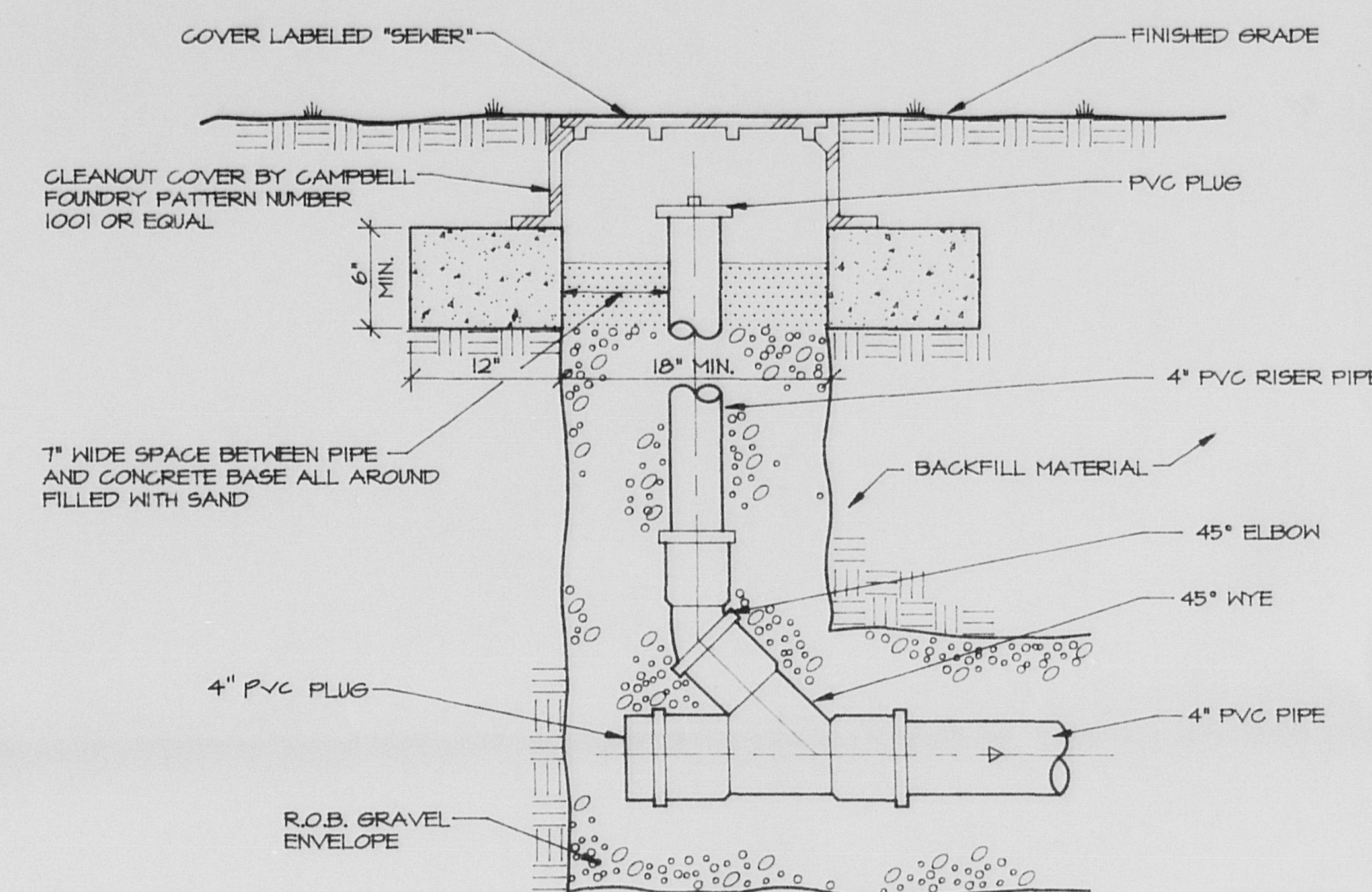
- NOTES:
1. WELLS TO YIELD A MINIMUM OF 5 GALLONS / MINUTE.
 2. WELL PUMP TO HAVE A MINIMUM CAPACITY OF 5 G.P.M.
 3. TEMPORARY OUTER CASING SHALL BE USED IF CAVING IS A PROBLEM.
 4. TOP OF CASING TO BE A MIN. OF 2' ABOVE THE HIGHEST FLOOD LEVEL.

WELL SUPPLY DETAIL
NOT TO SCALE

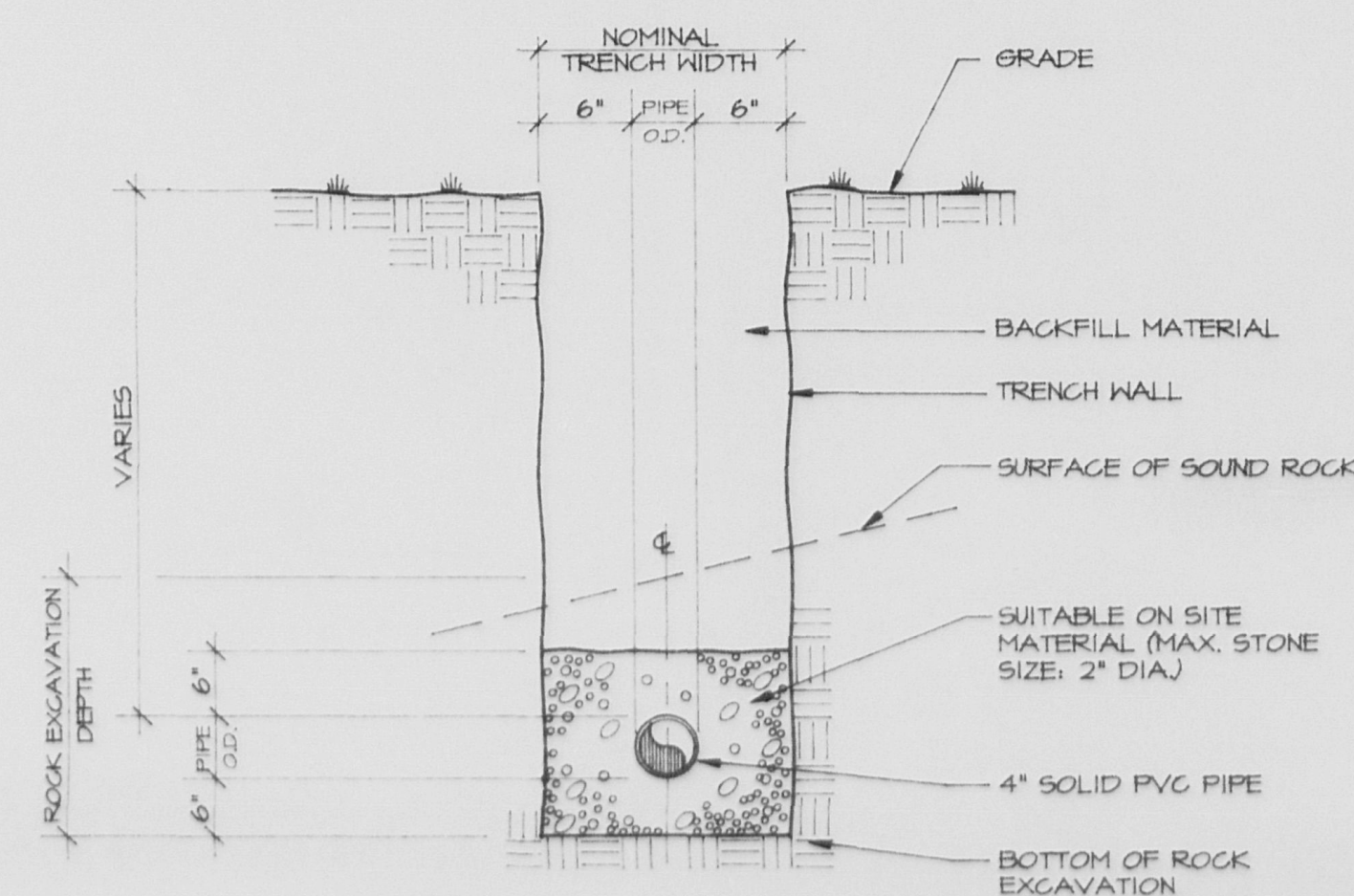
NOTE: INDIVIDUAL WELLS ON PROJECT SITE SHALL BE CONSIDERED TEMPORARY UNTIL THE WATER MAIN EXTENSION ALONG RILEY ROAD IS INSTALLED. AT THAT TIME, ALL WELLS WITHIN THE SUBDIVISION SHALL BE ABANDONED, IN ACCORDANCE WITH SECTION 13 OF ANKA A100-84 STANDARD FOR WATER WELLS.



SANITARY SEWER SERVICE EXCAVATION
NOT TO SCALE



SANITARY IN-LINE CLEANOUT
NOT TO SCALE



SANITARY SEWER SERVICE - ROCK EXCAVATION
NOT TO SCALE

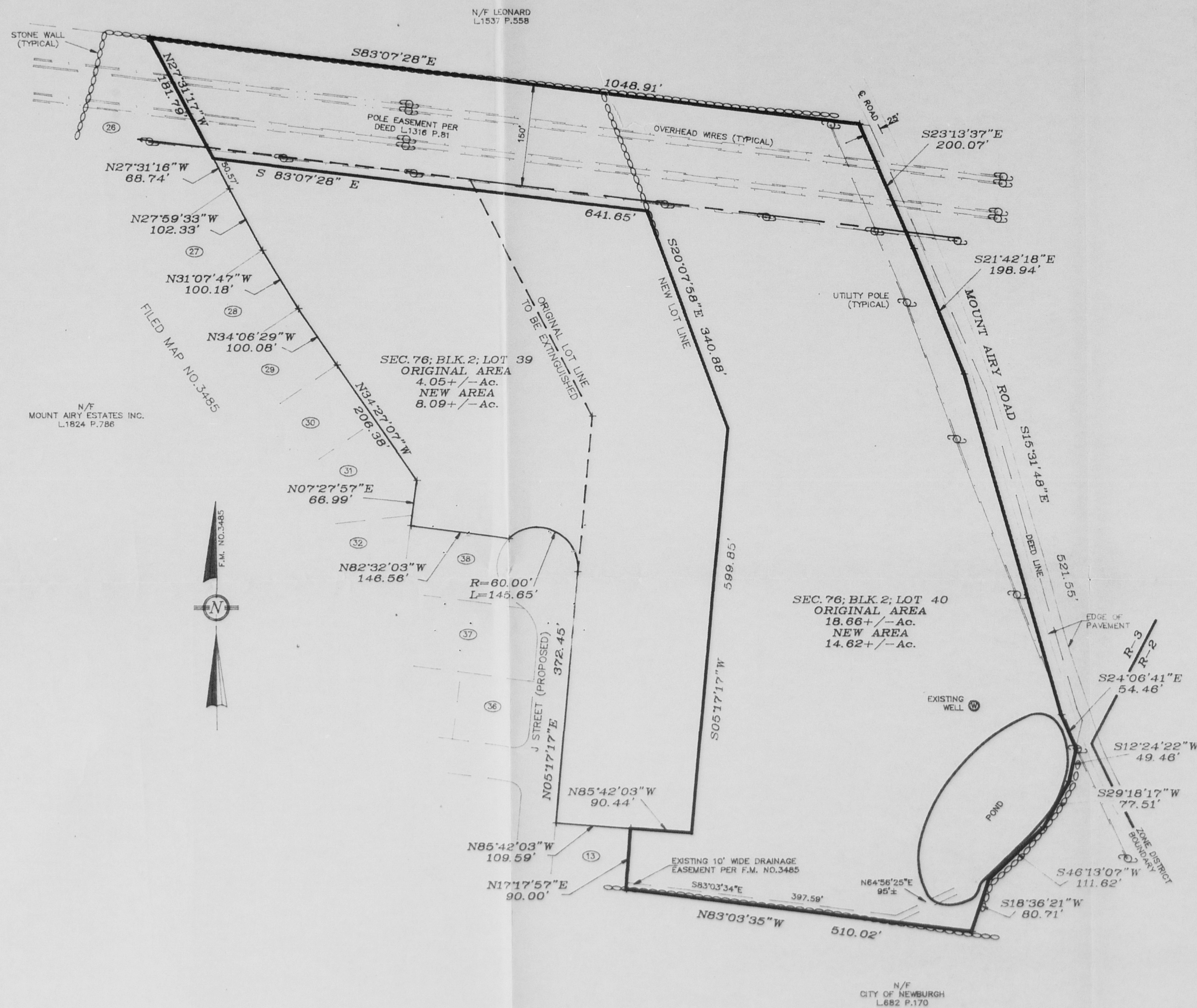
SUBDIVISION _____ GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON **AUG 30, 1993**
BY **CARMEN R. DODDOL, JR.**
SECRETARY

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 2 THROUGH 2 OF 2.

Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh, N.Y. 12550

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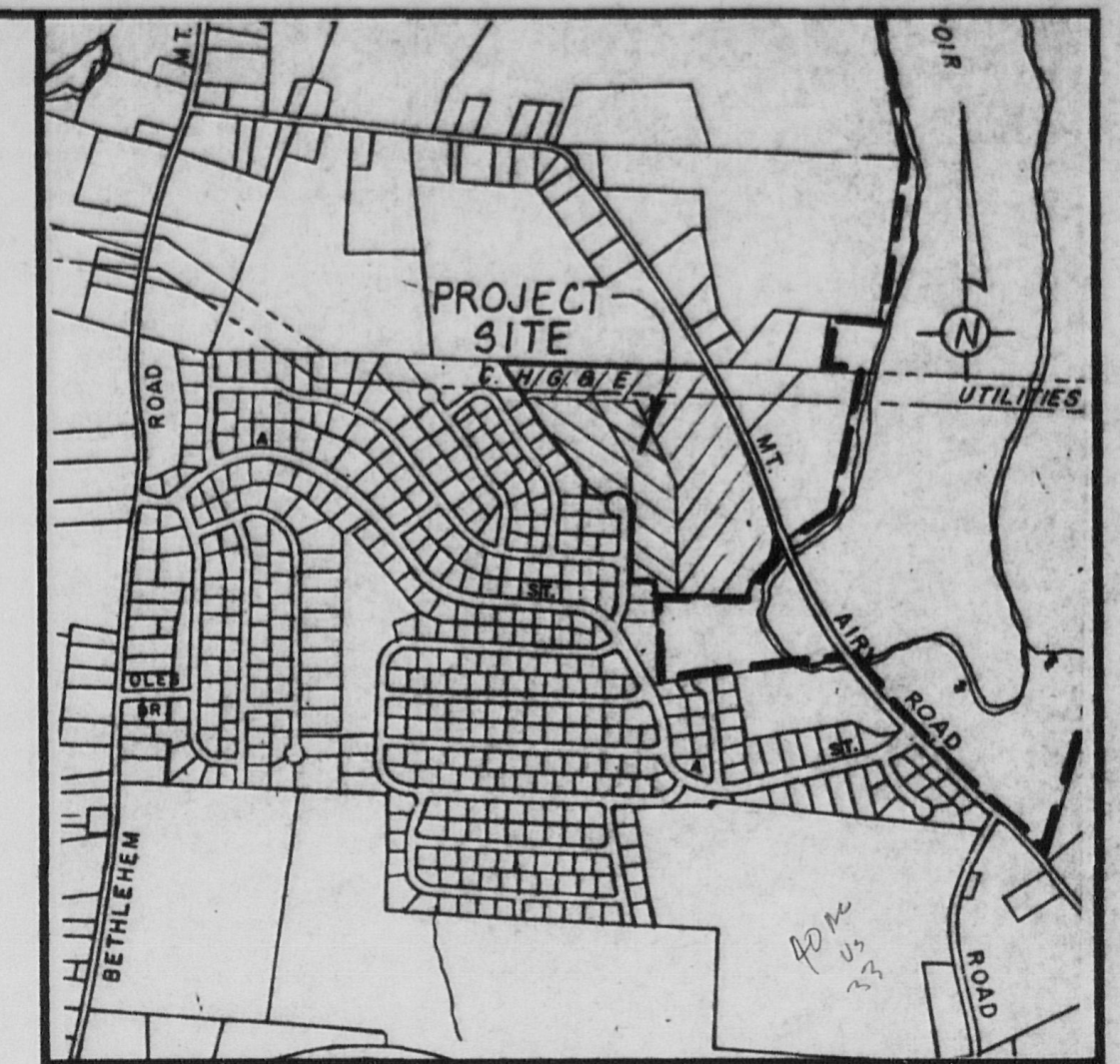
Drawn By: J.R.J.	Drawing: DETAILS	2 OF 2
Checked By: G.J.S.	Project: BLOSSOM HEIGHTS SUBDIVISION	Project No. 9301
Scale: AS SHOWN	SECTION 1	
Date: 7-1-1993	RILEY ROAD	TOWN OF NEW WINDSOR, N.Y.
ISSUE	REVISION	DATE



R-3 ZONE ZONE BULK REQUIREMENTS

	Required:	Provided (after Lot-Line Change)	
		Tax Lot 39	Tax Lot 40
Lot Area:	21,780 S.F.	8.09 Ac	14.62 Ac
Lot Width:	100'	450' +/-	1,150' +/-
Street Frontage:	60'	518.1'	975.0'

NOTE: Parcels shown are currently vacant. All Bulk Requirements related to building construction will be met prior to issuance of a Building Permit.



LOCATION PLAN SCALE: 1"=1000'+/-

NOTES

- Being a Lot-Line Change between lands shown on the Town of New Windsor Tax Maps as Section 76, Block 2, Lot 39 and Section 76, Block 2, Lot 40. Deed of Record: Liber 1824 Page 786.
- PROPERTY OWNER/APPLICANT: Mt. Airy Estates, Inc.
c/o Knox Village
2375 Hudson Terrace
Fort Lee, NJ 07024
- PROPERTY ZONE: R-3
- Boundary information shown hereon resulted from a field survey completed under the supervision of the undersigned on 17 February 1993.
- Unauthorized alteration or addition to this plan is a violation of Section 7209 (2) of the New York State Education Law.

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 17 February 1993 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors Inc., and is, to the best of my knowledge and belief, correct.

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.

DATE: 12/14/93 SIGNATURE: [Signature]

PLANNING BOARD APPROVAL

LOT LINE CHANGE APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 12-14-93
BY CARMEN R. DUBALDI, JR.
SECRETARY



Grevas & Hildreth, P.C.
33 QUASACK AVENUE, NEW WINDSOR, NEW YORK 12553
TEL: (518) 582-5667

PLAN FOR: MOUNT AIRY ESTATES, INC.
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

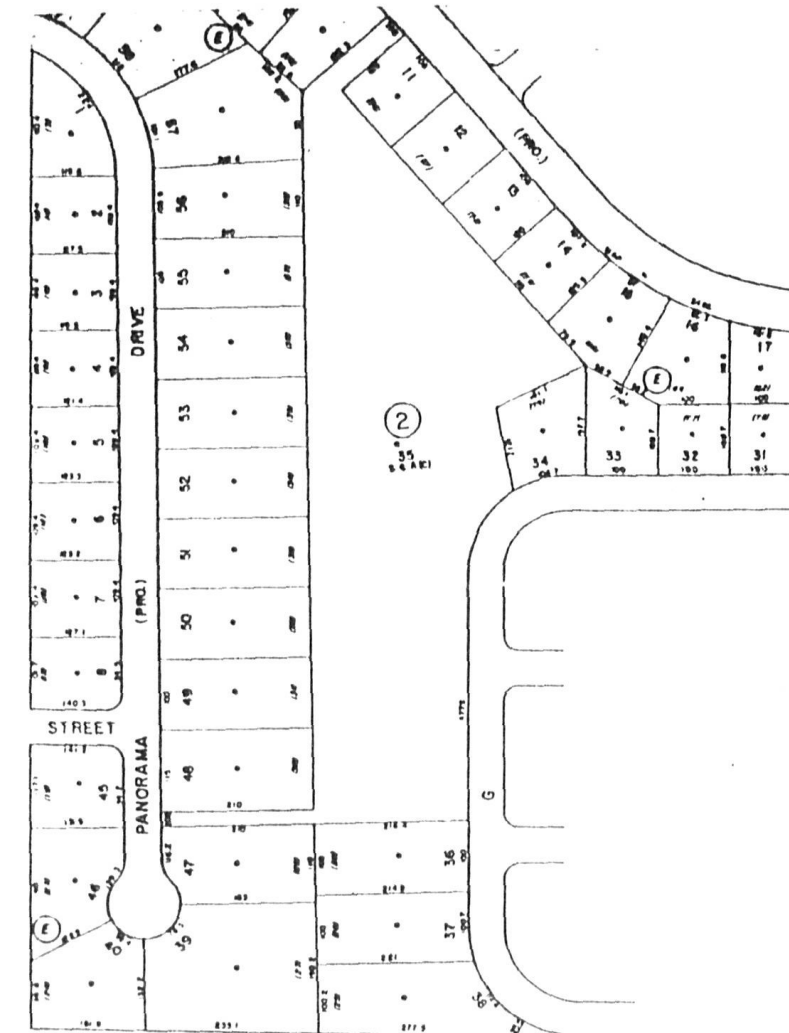
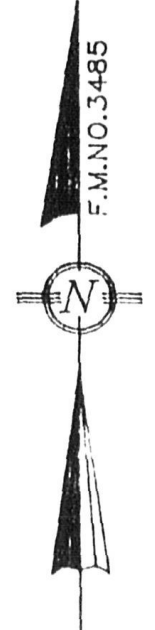
REVISIONS: [Table with columns for DATE, DESCRIPTION, and ACAD: [Signature]]

Drawn: SRS
Checked: [Signature]
Scale: 1"=100'
Date: 24 Feb. 1993
Job No: 93-006

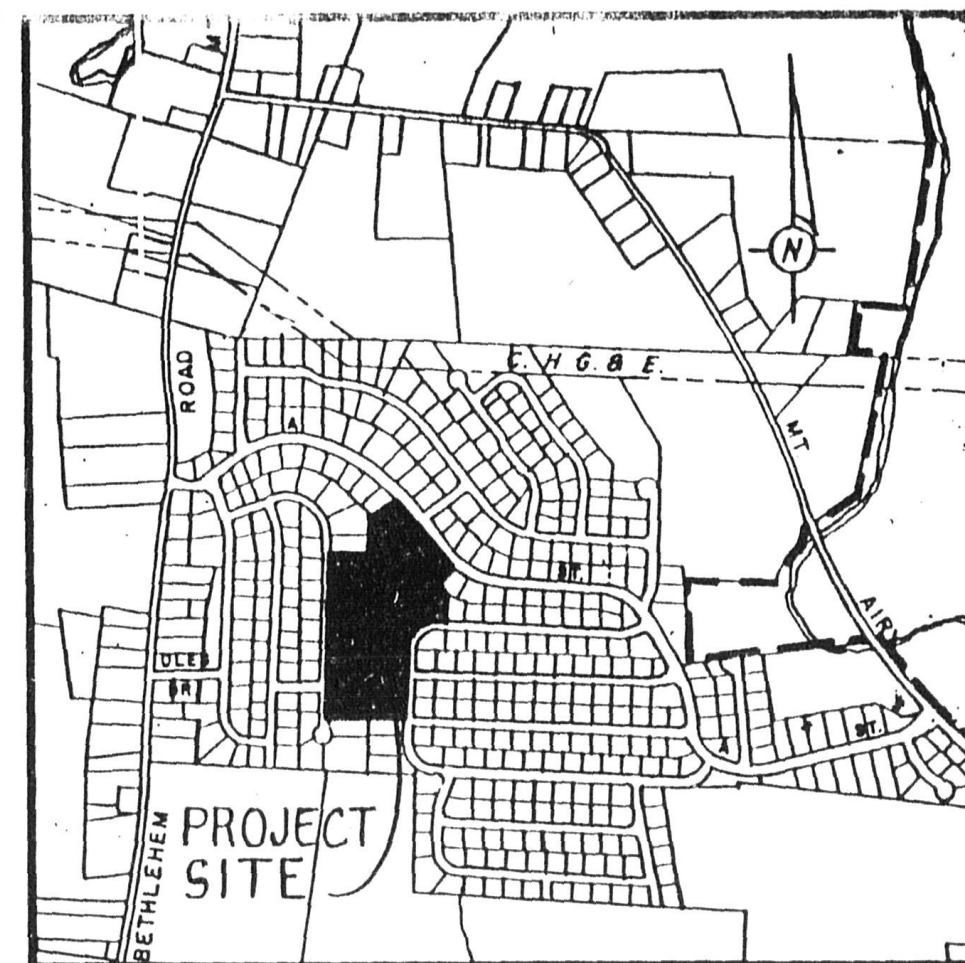
LOT-LINE CHANGE
FINAL PLAN

MAP NOTES

1. LOT NUMBERS SHOWN THUS (55) REFER TO BLOCK "E" ON FILED MAP NO.3485.
2. NUMBERS SHOWN THUS: 64-2-50 REFER TO TAX MAP SECTION, BLOCK AND LOT.



TAX LOT LOCATION PLAN
NO SCALE



LOCATION PLAN SCALE: 1"=1,000'+/-

NOTES

1. Being a Lot-Line Change which will abolish Tax Map Section 44, Block 2, Lot 35 and attach portions of that Tax Lot to Tax Map Section 44, Block 2, Lots 11, 12, 13, 14, 34, 48, 49, 50, 51, 52, 53, 54, and 55. Deed of Record Liber 1824 Page 786.
2. PROPERTY OWNER/APPLICANT: Mt. Airy Estates, Inc.
c/o Knox Village
2375 Hudson Terrace
Fort Lee, NJ 07024
3. PROPERTY ZONE: R-3
4. Boundary information shown hereon was taken from a map entitled "Final Subdivision Plat Mount Airy Estates", said map having been filed in the Orange County Clerk's Office on 20 June 1975 as Map No. 3485.
5. Unauthorized alteration or addition to the plan is a violation of Section 7209 (2) of the New York State Education Law.

LOT NUMBERS 30 THROUGH 37, 56 THROUGH 59, AND 79 SHALL NOT BE FURTHER SUBDIVIDED. THIS RESTRICTION SHALL BE INCORPORATED IN ANY DEED OF CONVEYANCE.

LOT NUMBERS 30 THROUGH 33 SHALL HAVE ACCESS FROM PANORAMA DRIVE ONLY.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

17 2004

By: *James Petro, Jr.*
James Petro, Jr., Chairman

By: *James Brennan*
James Brennan, Secretary

William B. Hildreth

CERTIFICATION

I hereby certify that this plan was prepared in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors Inc., and is, the result of mathematical calculations using information provided on the Filed Map noted hereon and did not result from a field survey performed by the undersigned, and is, to the best of my knowledge and belief, correct.

PLANNING BOARD APPROVAL

PLANNING BOARD NO. 93-9

12.14.93

BY: *[Signature]*
SECRETARY

Minimum Lot Area: 21,790 S.F.
Minimum Lot Width: 100'
Minimum Street Frontage: 60'

NOTE: Parcels shown are currently vacant. All Bulk Requirements related to building construction will be met prior to issuance of a Building Permit.

PROVIDED AFTER LOT-LINE CHANGE

Tax Map Lot No.	Filed Map Block "E" Lot No.	Lot Area	Lot Width	Street Frontage
64-2-11	56	32,016 SF	143.0	143.01
64-2-12	57	30,771 SF	108.0	108.00
64-2-13	58	30,771 SF	108.0	108.00
64-2-14	59	33,390 SF	110.0	107.21
64-2-34	79	39,702 SF	200.0	159.56
64-2-35	(T O B E E X T I N G U I S H E D)			
64-2-48	30	57,713 SF	135.0	270.02
64-2-49	31	42,933 SF	100.0	200.01
64-2-50	32	43,089 SF	100.0	200.01
64-2-51	33	43,942 SF	100.0	206.11
64-2-52	34	37,325 SF	100.0	100.00
64-2-53	35	40,723 SF	100.0	100.00
64-2-54	36	35,244	100.0	100.00
64-2-55	37	26,840	100.0	100.00

Grevas & Hildreth, P.C. LAND SURVEYORS
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553
TEL: (514) 562-8667

REVISIONS: ACAD: S-OLLC

DATE	DESCRIPTION
9/25/93	REVISED PER PLANNING BOARD APPROVAL OF 5/24/93

PLAN FOR: MOUNT AIRY ESTATES, INC.

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: SRG
Checked: *WBH*
Scale: 1"=100'
Date: 5 Mar. 1993
Job No: 93-006

**LOT-LINE CHANGE
FINAL PLAN**